



# PLANNING COMMISSION

## MINUTES

April 29, 2009

4:00 P.M.

CITY OF FREDERICKSBURG  
715 PRINCESS ANNE STREET  
COUNCIL CHAMBERS

### COMMISSION MEMBERS

Edward Whelan, III, Chair  
Roy McAfee, Vice-Chair, Absent  
Dr. Roy Gratz, Secretary  
Vic Ramoneda  
Ricardo Rigual  
Susan Spears

### CITY STAFF

Ray Ocel, Director of Planning  
Debra M. Ward, Zoning Officer

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### 1. CALL TO ORDER

The April 29, 2009 Planning Commission meeting was called to order at 4:00 p.m. by Chairman Ed Whelan who explained the standard meeting procedures.

### 2. PLEDGE OF ALLEGIANCE

### UNFINISHED BUSINESS/ACTION ITEMS

3. **SUB2009-03: Plat of Subdivision: Sun Hotel Inc.** - Proposed three parcel subdivision of 2310 Plank Road located on a 5.057 acre parcel. The first parcel, Parcel A-1 is an assembly use building (Carlos O'Kelly's) located on 0.855 acres at 2306 Plank Road. The second parcel, Parcel A-2 is a hotel (Quality Inn) located on 3.433 acres at 2310 Plank Road. The third parcel, Parcel A-3 is an assembly use building (Vinny's) located on 0.769 acres at 2312 Plank Road. All three parcels are Zoned C-H and located on Tax Map 290-A-2310.

Mr. Ocel said he had nothing further to add since the public hearing on this item.

Dr. Gratz made a motion to recommend approval of the plat of subdivision.

Mr. Ramoneda seconded the motion.

Motion carried by a unanimous vote of 5 – 0.

4. **SUB2009-04: Plat of Subdivision: Kensington Hills, Section Two** - Proposed five lot single family residential cluster subdivision to be located on a 5.6920 acre parcel located on Notting Way off Lafayette Boulevard adjacent to the Kensington Hill (Section One) Subdivision. The property is Zoned R-4 and is located on Tax Map 320-C-PB.

Mr. Ocel said he had nothing further to add since the public hearing was held on this item.

Mr. Ramoneda made a motion to recommend approval of the plat of subdivision.

Dr. Gratz seconded the motion. Motion carried by a unanimous vote of 5 – 0.

- 5. SUP2009-04: Blossman Propane & Gas** - Special Use Permit request to operate a propane and distribution site at the property addressed as 309 Lansdowne Road. The property contains approximately 5.959 acres and is zoned I-2, General Industrial. The property contains two vacant cinder block buildings. The property is designated as General Industrial on the Future Land Use Map found within the 2007 Comprehensive Plan.

Mr. Ocel said that at the April 8th public hearing, no members of the public spoke in regard to this application. Planning Commission members did not raise any issues or concerns with the application. However, Mr. Rigual asked if the applicant operated any other facilities in the region. The applicant, Mr. Bob Marlow noted that they operate a retail location on Plank Road in the County; a distribution facility in Gordonsville; and seven other branches in Virginia.

There was no further discussion on this item.

Mr. Rigual made a motion to recommend approval of the special use permit for Blossman with the conditions outlined by city staff.

Ms. Spears seconded the motion.

Motion carried by a unanimous vote of 5 – 0.

- 6. SUP2009-05: Ephesus Marble and Granite** - Special Use Permit request in order to erect a free standing sign at the property located at 2001 Lafayette Boulevard. The property is zoned CT, Commercial Transitional which requires a special use permit in order to erect a free standing sign. The property is designated as Transitional/Office on the Future Land Use Map found within the 2007 Comprehensive Plan.

Mr. Ocel said that at the April 8th public hearing, no members of the public spoke in regard to this application. Planning Commission members did not raise any issues or concerns with the application.

Dr. Gratz asked if the sign would be illuminated.

Mr. Ocel said it is not proposed to be illuminated at this time.

Ms. Spears made a motion to recommend approval of the special use permit with the conditions outlined by staff.

Mr. Ramoneda seconded the motion.

Motion carried by a unanimous vote of 5 – 0.

## **OTHER BUSINESS**

- 7. Minutes:** The April 8, 2009 Planning Commission Minutes were approved as submitted.


- 8. Planning Commission Comments:**

There were no Planning Commissioner comments.

**9. Staff Comments:**

Mr. Ocel informed Commissioners of the newly appointed Commissioner – Mr. Berkley Mitchell. Mr. Ocel informed Commissioners of upcoming items for its May 13<sup>th</sup> agenda. He also noted he would like to have a worksession at 6:00 p.m. on the 13<sup>th</sup> of May, prior to the scheduled public hearing at 7:30 p.m.

Meeting Adjourned and Commissioners moved to the second floor suite for a worksession.



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Edward F. Whelan, III, Chair

